

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984

SDR-18693 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF SIX FEET WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APNs 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS FOR A 44,992 SQUARE FOOT GENERAL RETAIL ESTABLISHMENT. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

14

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protests
6. Submitted after final agenda – Returned postcard protests and supports
7. Backup referenced from the 04-12-07 Planning Commission Meeting Item 35

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the developer and explained that the square footage of one of the new buildings was incorrectly noted on the agenda and it had to be renoticed. He respectfully requested approval.

COUNCILWOMAN TARKANIAN thanked MR. BORGEL and MR. MANN for meeting with the surrounding neighbors and reaching a compromise.

MR. BORGEL thanked staff for moving this application forward expeditiously.

MAYOR PRO TEM REESE declared the Public Hearing closed.

